

# FINAL PLAT

## MONTCLAIR OF WESTWOOD SOUTH REPLAT

### LOTS 1 THROUGH 12, INCLUSIVE

BOOK 1924 PAGE 357

A REPLAT OF LOT 97, MONTCLAIR OF WESTWOOD SOUTH, A SUBDIVISION AS SURVEYED, PLATTED AND RECORDED IN DOUGLAS COUNTY, NE.

#### SURVEYORS CERTIFICATE

I HEREBY CERTIFY THAT I HAVE SURVEYED THE SUBDIVISION DESCRIBED HEREIN AND HAVE PLACED OR FOUND IRON PIPES AT ALL CORNERS OF ALL LOTS, STREETS, AVENUES, ANGLE POINTS AND THE END OF ALL CURVES IN MONTCLAIR OF WESTWOOD SOUTH REPLAT, A REPLAT OF LOT 97 MONTCLAIR OF WESTWOOD SOUTH, A PLATTED AND RECORDED SUBDIVISION IN DOUGLAS COUNTY, NEBRASKA DESCRIBED AS FOLLOWS:

BEGINNING AT THE EASTERN MOST CORNER OF SAID LOT 97 AT THE INTERSECTION OF AUGUSTA AVENUE AND WESTWOOD LANE; THENCE SOUTH 52°04'11" WEST A DISTANCE OF 65.00 FEET TO A POINT OF CURVATURE; THENCE SOUTHWESTERLY ON A 930.00-FOOT RADIUS CURVE TO THE LEFT A DISTANCE OF 60.04 FEET (SAID CURVE HAS A CHORD BEARING SOUTH 50°13'13" WEST AND A CHORD DISTANCE OF 60.03 FEET); THENCE NORTH 37°55'49" WEST A DISTANCE OF 119.54 FEET; THENCE SOUTH 89°00'14" WEST A DISTANCE OF 319.98 FEET; THENCE NORTH 00°00'44" EAST A DISTANCE OF 126.00 FEET; THENCE NORTH 03°48'04" WEST A DISTANCE OF 184.27 FEET; THENCE NORTH 15°46'09" EAST A DISTANCE OF 83.72 FEET; THENCE NORTH 57°05'29" WEST A DISTANCE OF 110.33 FEET; THENCE NORTH 32°54'31" EAST A DISTANCE OF 130.00 FEET; THENCE SOUTHEASTERLY ALONG A 970.00-FOOT RADIUS CURVE TO THE RIGHT A DISTANCE OF 299.39 FEET (SAID CURVE HAS A CHORD BEARING SOUTH 46°46'21" EAST AND A CHORD DISTANCE OF 298.20 FEET) TO A POINT OF TANGENCY; THENCE SOUTH 37°55'49" EAST A DISTANCE OF 464.00 FEET TO THE POINT OF BEGINNING, CONTAINING 3.669 ACRES MORE OR LESS.

*Myron R. Pauss* 10-2-87  
MYRON R. PAUSS LS 286



#### DEDICATION

KNOW ALL MEN BY THESE PRESENTS, THAT SELDIN DEVELOPMENT & MANAGEMENT COMPANY, A NEBRASKA CORPORATION OWNER OF THE LAND DESCRIBED IN THIS LEGAL DESCRIPTION HAVE CAUSED SAME TO BE SUBDIVIDED INTO LOTS AND STREETS, SAID SUBDIVISION TO BE KNOWN AS MONTCLAIR OF WESTWOOD SOUTH REPLAT, LOTS 1-12, INCLUSIVE, THE LOTS AND STREETS NUMBERED AND NAMED AS SHOWN, AND DO HEREBY RATIFY AND APPROVE OF THE DISPOSITION OF THIS PROPERTY AS SHOWN ON THIS PLAT. WE DO HEREBY GRANT PERPETUAL EASEMENT TO THE OMAHA PUBLIC POWER DISTRICT, NORTHWESTERN BELL TELEPHONE COMPANY, METROPOLITAN UTILITIES DISTRICT, AND ANY COMPANY WHICH HAS BEEN GRANTED A FRANCHISE TO PROVIDE A CABLE TELEVISION SYSTEM IN THE AREA TO BE SUBDIVIDED, THEIR SUCCESSORS AND ASSIGNS, TO ERECT, OPERATE, MAINTAIN, REPAIR AND RENEW CABLES, CONDUITS, PIPELINES, HYDRANTS, AND OTHER RELATED FACILITIES, AND TO EXTEND THEREON WIRE OR CABLES FOR THE CARRYING AND TRANSMISSION OF ELECTRIC CURRENT FOR LIGHT, HEAT AND POWER AND FOR THE TRANSMISSION OF SIGNALS AND SOUNDS OF ALL KINDS, INCLUDING SIGNALS PROVIDED BY A CABLE TELEVISION SYSTEM AND THEIR RECEPTION, AND PIPES FOR THE TRANSMISSION OF GAS AND WATER, ON, OVER, THROUGH, UNDER AND ACROSS THE FRONT AND SIDE FIVE FEET (5'), AND THE REAR EIGHT FEET (8') OF THE PROPERTY LINES OF ALL NUMBERED LOTS; THESE EASEMENTS MAY BE USED FOR GARDENS, SHRUBS, LANDSCAPING AND OTHER PURPOSES THAT DO NOT INTERFERE WITH OR OTHERWISE INTERFERE WITH THE AFORESAID USES OR RIGHTS THEREIN GRANTED.

IN WITNESS WHEREOF, I DO HEREBY SET MY NAME THIS 2<sup>ND</sup> DAY OF *October*, 1987.

*Theodore W. Seldin*  
THEODORE W. SELDIN  
VICE-PRESIDENT, SELDIN DEVELOPMENT & MANAGEMENT COMPANY

#### ACKNOWLEDGEMENT OF NOTARY

STATE OF NEBRASKA } ss.  
COUNTY OF DOUGLAS }  
ON THIS 2<sup>ND</sup> DAY OF *Oct*, 1987, BEFORE THE UNDERSIGNED, A NOTARY PUBLIC, DULY COMMISSIONED IN AND FOR SAID COUNTY, PERSONALLY CAME THEODORE W. SELDIN, VICE-PRESIDENT OF SELDIN DEVELOPMENT & MANAGEMENT COMPANY TO ME PERSONALLY KNOWN TO ME TO BE THE IDENTICAL PERSON WHOSE NAME IS AFFIXED TO THE DEDICATION ON THIS PLAT, AND HE DID ACKNOWLEDGE THE EXECUTION THEREOF TO BE HIS VOLUNTARY ACT AND DEED.

MY COMMISSION EXPIRES: *6/30/91* *Marshall Wayne Watson*  
NOTARY PUBLIC

#### COUNTY TREASURER'S CERTIFICATE

THIS IS TO CERTIFY THAT I FIND NO REGULAR OR SPECIAL TAXES, DUE OR DELINQUENT, AGAINST THE PROPERTY DESCRIBED IN THE SURVEYOR'S CERTIFICATE AND EMBRACED IN THIS PLAT, AS SHOWN BY THE RECORDS OF THIS OFFICE, THIS 2<sup>ND</sup> DAY OF *Oct*, 1987.

DEPUTY *[Signature]* DOUGLAS COUNTY TREASURER

#### APPROVAL OF CITY ENGINEER

I HEREBY APPROVE THE PLAT OF MONTCLAIR OF WESTWOOD SOUTH REPLAT, LOTS 1-12, INCLUSIVE, ON THIS 2<sup>ND</sup> DAY OF *November*, 1987.

*Roy E. Whiteman*  
CITY ENGINEER

I HEREBY CERTIFY THAT ADEQUATE PROVISIONS HAVE BEEN MADE FOR COMPLIANCE WITH CHAPTER 53 OF THE OMAHA MUNICIPAL CODE.

*February 2, 1988*  
DATE *[Signature]* CITY ENGINEER

#### APPROVAL OF CITY PLANNING BOARD

THIS PLAT OF MONTCLAIR OF WESTWOOD SOUTH REPLAT, LOTS 1-12, INCLUSIVE, WAS APPROVED BY THE CITY PLANNING BOARD OF THE CITY OF OMAHA THIS 1<sup>ST</sup> DAY OF *November*, 1987.

*Michael D. Kelly*  
CHAIRMAN

#### APPROVAL OF OMAHA CITY COUNCIL

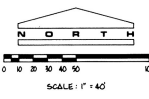
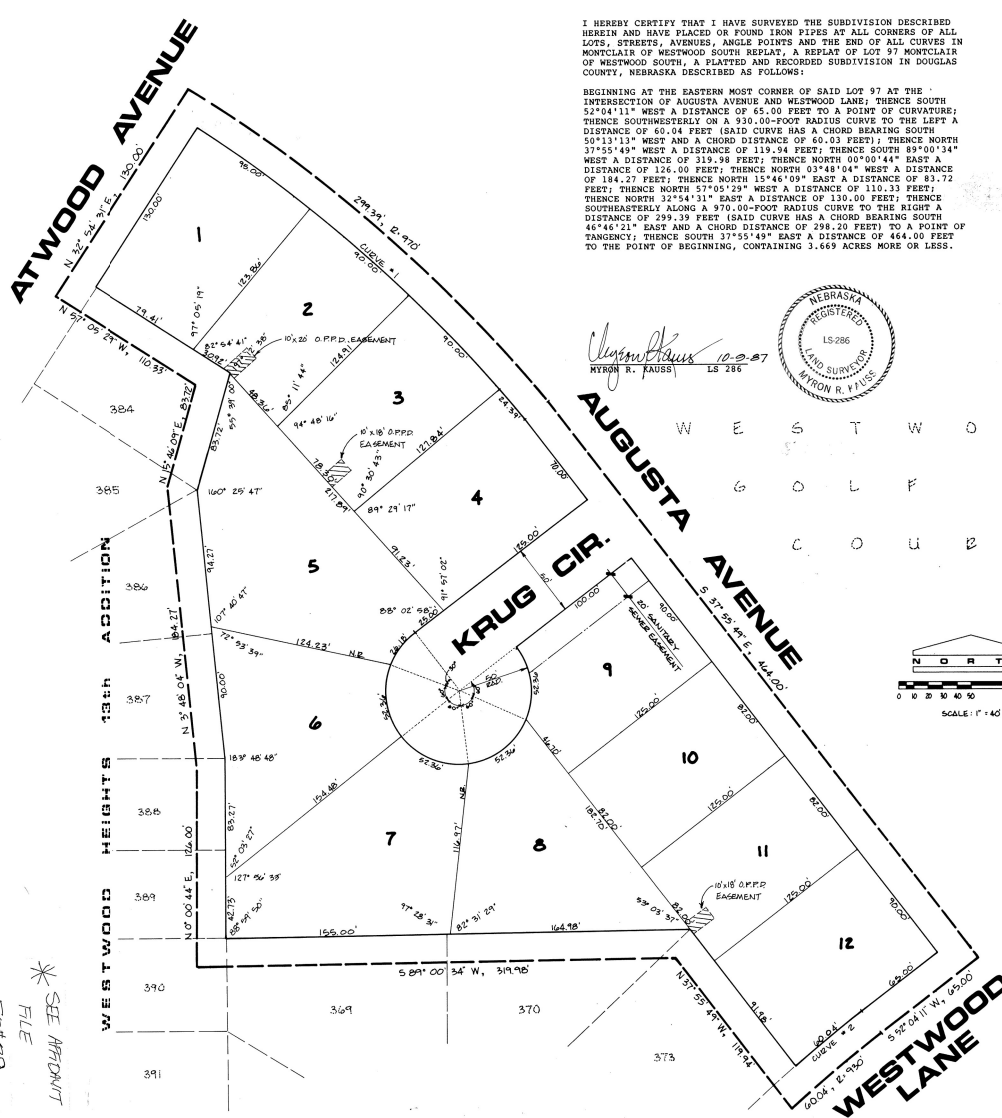
THIS PLAT OF MONTCLAIR OF WESTWOOD SOUTH REPLAT, LOTS 1-12, INCLUSIVE, WAS APPROVED AND ACCEPTED BY THE CITY COUNCIL OF OMAHA THIS 26<sup>TH</sup> DAY OF *November*, 1987.

*Barrie Somin* *Fred Cady*  
MAYOR PRESIDENT *[Signature]* CITY CLERK

#### APPROVAL BY DOUGLAS COUNTY SURVEYOR

THIS PLAT OF MONTCLAIR OF WESTWOOD SOUTH REPLAT, LOTS 1-12, INCLUSIVE, WAS REVIEWED BY THE DOUGLAS COUNTY SURVEYOR'S OFFICE THIS 22<sup>ND</sup> DAY OF *October*, 1987.

*Tommy Dwyer*  
DOUGLAS COUNTY SURVEYOR

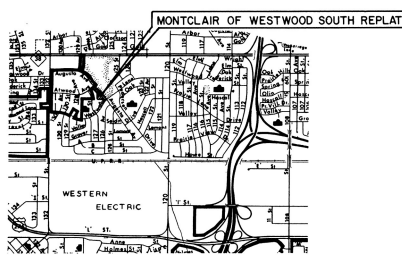


- 1) ALL ANGLES ARE 90°, UNLESS OTHERWISE NOTED.
- 2) DISTANCES ON CURVES ARE ARC DISTANCES.
- 3) N.E. DENOTES NOT RADIAL TO RADIAL POINT.

CURVE DATA					
CURVE	RADIUS	Δ	T	L	C
1	470.00'	17°41'04"	160.84'	299.99'	298.20'
2	930.00'	47°00'26"	319.98'	599.99'	598.03'

SEE: 1430413

APPROXIMATE CORRECTIONS



VICINITY MAP  
NO SCALE

RECEIVED  
May 23 3 20 PM '82  
GEORGE CHOLEWICK  
REGISTERED PROFESSIONAL  
DOUGLAS COUNTY, NE

EX 1987  
OF 1987  
FILED  
FEB 2 1982  
DOUGLAS COUNTY, NE

PROJECT NO. 75854 DATE 2-21-87 BOOK 35 PAGE 43 SCALE AS SHOWN  
DRAWN M. J. CULWELL CHECKED M. E. CULWELL SHEET 1 OF 1  
BOUNDARY SURVEYS  
REVISIONS

\* SEE ATTACHED  
FILE  
F3439  
MONTCLAIR OF WESTWOOD SOUTH